TOWNSHIP OF HOLMDEL

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT
4 Crawfords Corner Road, 2nd Floor Phone: (732) 946-2820 x1323
Holmdel, NJ 07733 Fax: (732) 974-9775
www.holmdeltownship.com

DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____

(Items above to be filled out by the Township)

(Please Print)

Date Prepared: July 20, 2026 Zone: Alcatel-Lucent Redevelopment Area

Block(s): 11 Lot(s): 38.07 & 38.05 (portion of)

Site Address: 101 Crawfords Corner Road

Name of Owner(s): Somerset Mezz Holdings, LP ("Parcel Owner") / Somerset Holmdel Development I Urban Renewal, LP (as designated Redeveloper)

Owner Address: 101 Crawfords Corner Road, Holmdel, NJ 07733

Phone #: _____ Email: _____

(If different than owner)

Name of Applicant: Somerset Mezz Holdings, LP & Terna Infrastructure USA, Inc. (as Co-Applicants)

Applicant Address: 101 Crawfords Corner Rd., Holmdel, NJ 07733 ; 1270 Avenue of the Americas, NY, NY 10020

Phone #: 732-741-3900 Email: mbruno@ghclaw.com

Name of Engineer Preparing Plan: Leonard D. Savino, PE License #: GE-39238

Name of Firm: Langan Engineering and Environmental Services, LLC

Firm Address: 300 Kimball Drive, Parsippany, NJ 07054

Phone #: 973-560-4900 Email: lsavino@Langan.com

Name of Attorney Representing Applicant: Michael A. Bruno, Esq.

Name of Firm: Giordano, Halleran & Ciesla, P.C.

Firm Address: 125 Half Mile Road, Suite 300, Red Bank, NJ 07701

Phone #: 732-741-3900 Email: mbruno@ghclaw.com

Check one: ☐ Zoning Board ☒ Planning Board

1. Application Request

a. The applicant is hereby requesting an application for the following:

☒ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision
☐ Exempt Site Plan
☐ Minor Site Plan
☒ Preliminary Major Site Plan
☒ Final Major Site Plan
☐ Appeal of Zoning Officer's Decision
☐ Interpretation of Zoning Ordinance
☒ Bulk Variance ("C")
☐ Use Variance ("D")
☐ Extension of Time
☐ Amended Preliminary, Final or Minor Subdivision
☐ Amended Preliminary, Final or Minor Site Plan

Is a variance or conditional use approval required? Yes If so, please provide a detailed explanation of the variances needed below:

See Rider attached hereto.

2. Items of Proposed Development

a. Title of Plan: Data Center at Bell Works

b. Zoning District: Alcatel-Lucent Redevelopment Area Area of Tract: 4,379,703 SF (100.54 ac.)

c. Number of Existing Lots: 1 Number of Proposed Lots: 2

d. For the construction of: (check all that apply and provide # of each type)

☐ Single Family Dwellings ☐ Aged Restricted Units
☐ Townhomes ☐ Apartments
☐ Other Residential ☒ Commercial Structure(s) Data Center
☐ Other (Describe)

Number of units that will qualify as Affordable Units for sale and for rent.

e. Provide brief description of proposed development: The Applicants are proposing to subdivide a portion of the Overall Property (lot 38.07) to create the site which is proposed to be developed into a 40 MW (utility) data center, together with associated site improvements customary and ancilliary to the proposed use.

3. Overview of Proposed Facilities	YES	NO	N/A
a. Streets:			
i. All lots served by an existing street:	X		
ii. Existing streets will be widened:		X	
iii. New streets will be constructed:		X	
b. Water Systems:			
i. Existing public water service available to tract:		X	
ii. Public water service will be extended to tract:	X		
iii. Potable wells will be drilled or other method:		X	
c. Sewerage Systems:			
i. Existing off-tract sewerage treatment is available:	X		
ii. Off-tract sewerage treatment will be extended to tract:		X	
iii. Septic systems will be constructed or other method:		X	
d. Miscellaneous:			
i. Will all utilities be located underground:	X		
ii. Will any easements be required for the tract:	X		
iii. Are any streams located within the tract:	X		
iv. Are any wetlands located within the tract:	X		
v. Is there an Active Recreation aspect of the project:	X		
vi. Is there an Open Space aspect of the project:	X		
vii. Are there steep slopes on the tract:	X		

4. Consent for Site Review

a. The applicant and owner realize that as part of the Planning Board / Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Township of Howell's Planning Board, Zoning Board of Adjustment, Environmental Commission and Monmouth County Board of Health as well as any other Township employee or officer to enter the subject premises for the purpose of performing a site inspection and review.

Somerset Mezz Holdings, LP — Terna Infrastructure USA, Inc.

Owner Initials _____ Date _____ Applicant Initials _____ Date _____

5. Certificate of Concurrence & Statement of the Landowner

a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.

b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.

c. Permission is hereby granted to: N/A, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser): _____.

Somerset Mezz Holdings, LP — Terna Infrastructure USA, Inc.

Owner Initials _____ Date _____ Applicant Initials _____ Date _____

3. **Overview of Proposed Facilities**	YES	NO	N/A
a. Streets:			
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ii. Existing streets will be widened:	____	____	____
iii. New streets will be constructed:	____	____	____
b. Water Systems:			
i. Existing public water service available to tract:	____	____	____
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d. Miscellaneous:			
i. Will all utilities be located underground:	____	____	____
ii. Will any easements be required for the tract:	____	____	____
iii. Are any streams located within the tract:	____	____	____
iv. Are any wetlands located within the tract:	____	____	____
v. Is there an Active Recreation aspect of the project:	____	____	____
vi. Is there an Open Space aspect of the project:	____	____	____
vii. Are there steep slopes on the tract:	____	____	____

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Somerset Mezz Holdings, LP — Owner Initials: MN — Date: 7/20/20

Terna Infrastructure USA, Inc. — Applicant Initials: ____ — Date: ____

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Somerset Mezz Holdings, LP — Owner Initials: MN — Date: 7/20/20

Terna Infrastructure USA, Inc. — Applicant Initials: ____ — Date: ____

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vii. Are there steep slopes on the tract:			

4. **Consent for Site Review**

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Somerset Mezz Holdings, LP — Owner Initials: _____ Date: _____

Terna Infrastructure USA, Inc. — Applicant Initials: GK Date: 07/21/2026

5. **Certificate of Concurrence & Statement of the Landowner**

a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.

b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.

c. Permission is hereby granted to: N/A, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser): _____.

Somerset Mezz Holdings, LP — Owner Initials: _____ Date: _____

Terna Infrastructure USA, Inc. — Applicant Initials: GK Date: 07/21/2026

6. Escrow Agreement

a. The Township of Holmdel requires the Applicant to pay escrow into an account to be established for payment of Board professional services. The Applicant/Owner agrees to pay all billed escrow charges. Failure to pay the escrow could result in a lien being placed on the property and recorded at the county.

b. The Applicant shall submit an escrow payment to the Township of Holmdel in the amount of $_____to be held by the Township in an account pursuant to N.J.S.A. 40:55D-53.1.

c. The Township has the right to withdraw funds from the escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Township pursuant to N.J.S.A. 40:55D-53.2.

d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Township, the Applicant shall be notified and agrees to make an additional payment within fourteen (14) days of receipt of request.

e. Upon submission of revised plans at any stage, applicants shall pay an additional 50% of the original escrow amount posted but may be less as determined by the approving authority pursuant to Chapter 30–12.3.

Owner(s) Name: Somerset Mezz Holdings, LP

(Please print)

Owner(s) Signature: By: _____

Name: Raphael Zucker, Title: Authorized Signatory

Date: 7/20/22

(If different than Owner)

Applicant(s) Name: Terna Infrastructure USA, Inc.

(Please print)

Applicant(s) Signature: By: _____

Name: _____, Title: _____

Date: _____

6. Escrow Agreement

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Owner(s) Name: Somerset Mezz Holdings, LP
(Please print)

Owner(s) Signature: By: _____
Name: _____, Title: _____

Date: _____

(If different than Owner)

Applicant(s) Name: Terna Infrastructure USA, Inc.
(Please print)

Applicant(s) Signature: By: _____
Name: George Kolovos, Title: Vice President

Date: 07/21/2026

Township of Holmdel

Department of Community Development
4 Crawfords Corner Road
Holmdel, New Jersey 07733
Phone: 732-946-2820
www.holmdeltownship.com

DEVELOPMENT APPLICATION COMPLETENESS CHECKLIST

Applicant: Somerset Mezz Holdings, LP
Terna Infrastructure USA, Inc.

Property Address: 101 Crawfords Corner Road

Owner: Somerset Mezz Holdings, LP

Block: 11 **Lot(s):** 38.07& 38.05 **Zone:** Alcatel-Lucent Redevelopment Area

Project Name: Data Center at Bell Works

Application #:

Date: 7/21/26

SUBMISSION REQUIREMENTS											ITEM DESCRIPTION	STATUS		NOTES
		PLANNING BOARD or ZONING BOARD						ZONING BOARD				C = Complies		
		MINOR		MAJOR				VARIANCES 40:55D-70				W = Waiver		
				PRELIM		FINAL								
ITEM #	EXEMPT SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c	d		APPLICANT	TOWNSHIP	
1	X	X	X	X	X	X	X	X	X	X	Fifteen (15) copies of the completed and signed Holmdel Township Development Application forms, including corporate disclosure statement and owner's authorization if applicable.	X		
2	X	X	X	X	X	X	X	X	X	X	Three (3) copies of the completed Holmdel Township Development Checklist, with letter listing all requested waivers, with explanation for each.	X		
3	X	X	X	X	X	X	X	X	X	X	Electronic copies of all application documents in PDF format.	X		
4	X	X	X	X	X	X	X	X	X	X	Applicable filing fees & escrow (paid by separate checks).	X		
5	X	X	X	X	X	X	X	X	X	X	Two (2) W-9 forms with original signatures.	X		
6	X	X	X	X	X	X	X	X	X	X	Certification of paid property taxes from Tax Collector.	X		
7	X	X	X	X	X	X	X	X	X	X	Certified list of names, blocks and lots, and property owners within 200 feet of the property as prepared by the Township Tax Assessor, also to be shown on site plan if applicable.	X		
8	X	X	X	X	X	X	X	X	X	X	Fifteen (15) copies of detailed narrative as to the applicant's proposal for the overall project, including existing and proposed site conditions, use, and operations.	X		
9	X	X	X	X	X	X	X	X	X	X	Three (3) copies of protective covenants, deed restrictions, or easements applying to the site, to be submitted with the application, and/or indicated on the submitted plan (if applicable).	X		
10	X	X	X	X	X	X	X		X		Fifteen (15) copies of property survey no more than 5 years old, prepared by a NJ-licensed land surveyor and showing data including, but not limited to: Block/Lot number(s), existing and proposed monuments, structures, lot lines, lot area, lot dimensions, metes and bounds, right-of-way lines, and easements and/or deed restrictions.	X		
11	X		X		X		X		X	X	Three (3) copies of plans, including floor plans and complete elevation views. Plans shall be prepared by a NJ licensed architect and shall sufficiently depict all building features, including color, materials, and textures.	X		

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12		X	X	X	X						Three (3) copies of Environmental Resource Survey and Environmental Impact Report, including a natural resource survey map, prepared per §30-59 and addressing all sensitive land areas per §30-116 et seq.	X		
13	X	X	X	X	X	X	X				Three (3) copies of Stormwater Management Report, including drainage calculations, drainage area maps, and/or operations & maintenance manual.	X		
14		X	X	X	X					X	Three (3) copies of Traffic Impact Report, also addressing parking if applicable.	X		
15	X	X	X	X	X	X	X		X		Three (3) copies of proof of application for all required outside agency approvals, including but not limited to Monmouth County Planning Board, Freehold Soil Conservation District, Monmouth County Board of Health, NJDOT, and NJDEP.	X*		*will provide as condition of approval
16	X	X	X	X	X	X	X				Three (3) copies of current "will-serve" letters from applicable utility companies.	X*		*condition of approval
17		X	X	X	X	X	X		X	X	Fifteen (15) copies of folded development plans, e.g. grading, plot, or landscaping.	X		
18		X	X	X	X	X	X				Title block appearing on each sheet of site plan or plat in accordance with the rules governing such for professional engineers and land surveyors including: plan type; address, tax map sheet, and block and lot number; date prepared and dates of last revision; name, signature, license number, and contact information of professional preparing plans, with seal; written and graphic scale; north arrow; date of original drawing and list of specific revisions and dates.	X		
19		X	X	X	X	X	X				Owner/Applicant information on plan, including name, title, address and telephone number.	X		
20		X	X	X	X	X	X				On cover sheet, a key map at a scale not smaller than 1 inch = 2000 feet depicting site and surrounding area; a zoning map at a scale not smaller than 1" = 500 feet including existing zoning, zone boundaries, and zoning of contiguous lands; and an area map at a scale not smaller than 1" = 200 feet showing location of parcel and surrounding area, with blocks and lots.	X		* Map showing parcel data provide at 1"=500' due to large scale of site
21		X	X	X	X	X	X				Signature blocks for Board Chairman, Board Secretary, Board Engineer, Owner's certification, and all other signature blocks in accordance with the Map Filing Law (NJSA 46:23-9.0).	X		
22	X	X	X	X	X	X	X		X	X	Zoning schedule indicating zone classification, existing and proposed use, and all bulk and area requirements, including site area, setbacks, building coverage, impervious coverage, building height, floor area ratio, density, and all other data needed to insure conformity with the Township of Holmdel Development Regulations. Front, rear and side yard setback lines shall be depicted graphically on the plan.	X		
23		X	X	X	X	X	X		X	X	Location of all existing and proposed easements, covenants, or restrictions, identified by purpose and with metes and bounds descriptions shown.	X		

Application #:

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24		X	X	X	X	X	X		X	X	Dimensions of all existing and proposed property lines.	X		
25		X	X	X	X	X	X		X	X	All proposed buildings and structures, including location, use, and footprint area.	X		
26		X	X	X	X	X	X				Location on the site and within 200 feet of open waters, streams, floodplains, wetlands, wetlands buffers, wooded areas, coastal or tidal areas, and other environmentally sensitive areas.	X		
27		X	X	X	X	X	X				The location of all watercourses, railroads, bridges, culverts, drainpipes and natural features, such as treed areas, both on site and within 100 feet of its boundaries.	X		
28		X	X	X	X	X	X				All proposed ingress/egress routes to public rights-of-way, including locations, dimensions, circulation routes, control signs or signals, and acceleration and deceleration lanes.	X		
29		X	X	X	X	X	X				Location and capacity of off-street parking areas, including dimensions of all access drives, aisles, and parking stalls, and details of materials to be used for surfaces.	X		
30		X	X	X	X	X	X				Location and dimensions of fire zones and loading areas.	X		
31		X	X	X	X	X	X				Pedestrian circulation details, including locations of curbs, sidewalks, crosswalks, and ADA-accessible routes, and details of material to be used for surfaces.	X		
32		X	X	X	X	X	X		X		Location of accessory structures, including fences, walls, trash enclosures, recycling areas, and details of each.	X		
33		X	X	X	X	X	X		X		Total area of landscaping/open space expressed in square feet and as a percentage of total area disturbed.	X		
34		X	X	X	X	X	X				Landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be used and showing existing and proposed wooded and landscaped areas; proposed buffering and screening; and planting details.	X		
35		X	X	X	X	X	X				Planting list to include planting symbol, number, genius, species, common name, and size at planting (height, caliper, container).	X		
36		X	X	X	X	X	X				Tree location plan with identification by complete common name or identification of all trees 6 inches or greater (Minor) or 3 inches or greater (Major), with tabulation of located trees by number, including DBH, identification (complete common name), health, form, and whether to be removed, remain, and/or remain and be protected during construction.	X		
37		X	X	X	X	X	X				Calculation of total diameter of trees to be removed as compared to total proposed trees to be planted (shrubs/groundcover not included).	X		
38		X	X	X	X	X	X				Exterior lighting plan depicting amount of illumination in footcandles and at 10-foot intervals, as well as location, size, height, type, construction, and design of light poles and building mounted fixtures.	X		
39		X	X	X	X	X	X				Grading plan based on National Geodetic Control Survey Datum, showing existing and proposed grades at 2-foot contour intervals (5-foot intervals may be provided when the slope is 10% or greater), with additional spot elevations provided to sufficiently depict proposed grading.	X		

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40				X	X	X	X				Drainage area map showing tributary areas on and off site before development; areas contributing to each storm drain facility; and direction of flow of all surface waters and streams; complete drainage calculations in accordance with Township requirements.	X		
41				X	X	X	X				Limit of disturbance and limits of all cut and fill areas.	X		
42		X	X	X	X	X	X		X		Finished grade and basement and first floor elevations for all existing and proposed structures.	X		
43		X	X	X	X	X	X		X		Location, type and size of all existing and proposed drainage features, including basins, swales, structures, watercourses, ditches, outfalls, and pipes, including pipe materials.	X		
44		X	X	X	X	X	X				Location and type of all existing and proposed utility services, including manholes, sewer mains, water lines, utility poles, fire hydrants, and all other related features on site and within 200 ft.	X		
45	X	X	X	X	X	X	X		X	X	Location of existing and proposed wells and septic systems, with Board of Health application if applicable.	X		
46				X	X	X	X				Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curbing, sidewalks, storm and sanitary sewers, water mains, drainage structures and street cross sections.	X		
47				X	X	X	X				Information required to assess conformance with the Resource Management Regulations (§30-116 et seq.) including, as applicable: scenic resource/sightline analysis steep slope analysis; riparian zones and buffers; all existing and proposed conservation/landscape easements; open waters; species habitats; and freshwater wetlands documentation from NJDEP (e.g., Letter of Interpretation).	X		
48				X	X	X	X				Woodland Retention and Preservation Plan, prepared in accordance with §30-116.10.	X		
49	X	X	X	X	X	X	X		X	X	For application involving signs: Location, appearance, dimensions, and details for all existing and proposed signs, and other details indicating sign materials, lighting, landscaping and any other applicable information.	X		

Notes:

- The approving Board may waive submission of any information required of any application for development where deemed appropriate, after first considering all waiver requested made by the applicant and the opinion(s) of the Township professionals.
- The approving Board may request additional information of any Applicant if said information is deemed necessary by the Board to make an informed opinion on the application, though such request shall not cause the application to be deemed incomplete.

Leonard R. Faunce

Principal - Langan Engineering and Environmental Services, LLC

7/21/2026

Signature and Title of Preparer of Checklist ***Date***

Application #: